

# Planning Board TOWN OF MONTAGUE

One Avenue A, Turners Falls, MA 01376

# RECORD OF PLANNING BOARD DECISION & VOTE

Applicant Boston Edison Company d/b/a Eversource Energy
Address 300 Cadwell Dr Springfield MA 01104 Case No. 2017-01

Owner Rocky River Realty Company, PO Box 270 Hartford, CT

**Premises Affected** 

Off Millers Falls and Lake Pleasant Rd
Turners Falls, MA 01376

Special Permit (X)
Site Plan Review (X)

Assessors Map 24, Lots 23, 24, 25 Map 28 Lot 1

Pursuant to Montague Zoning Bylaws Section: 5.2.6(c) and 8.2(f) to permit the construction of a solar energy facility exceeding 3 acres in the Industrial Zoning District.

**Public Hearing Date:** <u>1/24/2017</u>

## **Final Approved Plans and documents:**

- 1. Special Permit and Site Plan Review Application Package Prepared by Weston & Sampson Engineers for Eversource. Dated 1/5/2017
- 2. Stormwater Management Report. Prepared by Weston & Sampson Engineers for Eversource. Dated 1/5/2017
- 3. Site Plan titled "Ever source- Massachusetts Photovoltaic Program- Round II" stamped by Francis M. Ricardi, P.E.- Weston and Sampson. Dated 1/11/2017.

## The Board Finds:

- 1. The proposal meets the conditions of approval for a solar energy facility under section 7.9.4 (a) of the Montague Zoning Bylaws.
- 2. The site plan meets the evaluation guidelines set forth in section 8.5 of the Montague Zoning Bylaws.
- 3. The stormwater management plan satisfies the guidelines of the Board's Stormwater System Policy.
- 4. A waiver of the decommissioning surety, allowable through section 7.9.4 (a) (10) is appropriate for this application
- 5. The proposed facility will not be of substantial harm to the neighborhood, or to the natural resources or infrastructure of the Town, will not create nuisance, hazards or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.

### The Board Votes to:

### (X) APPROVE () REJECT

The granting of a special permit and issuance of site plan approval to Boston Edison Company d/b/a Eversource Energy for the construction of a 22.7 acre solar photovoltaic energy facility off Millers Fall Road in the Industrial Zoning District under Montague Zoning Bylaws Section 5.2.6(c) and 8.2(f)., subject to the following conditions:

- 1. The 200' wide wooded buffer strip located between the facility and Millers Falls Road/ Lake Pleasant Road shall remain undisturbed in order to maintain natural screening from the public from Millers Falls Road.
- 2. Prior to construction the applicant will obtain appropriate approvals from Federal Aviation Administration/ Mass DOT Aeronautics and a Conservation and Management Permit from the Mass Endangered Species Program.
- 3. Site Plan, electrical schematics, and written shut down procedures shall be submitted to the Turners Falls Fire Department by the owner prior to commissioning the installation.

- 4. The owner shall provide to the Planning Board, Turners Falls Fire Chief, and Police Chief the contact information for the responsible person for inquiries throughout the life of the facility.
- 5. Herbicides may not be used to control vegetation at the solar electric installation.
- 6. There shall be no exterior storage of equipment or service vehicles on the site after completion of construction.
- 7. When the facility has reached the end of its useful life the owner shall notify the Board by certified mail of the proposed date of shut down and removal. Decommissioning shall consist of: Physical removal of all panels, structures, equipment, security barriers and transmission lines from the site; Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations; Stabilization and re-vegetation of the site and erosion prevention measures.
- 8. Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld.

# The vote of the Montague Planning Board on 1/24/2017 was as follows:

1. Ron Sicard, Chair		AYE	3.	George Cooke	AYE_
2. Robert Obear		NOT PRESENT	4.	Frederic Bowman	AYE
5. Bruce Young		AYE			
PLANNING BOARD					
	By:				
		Ron Sicard, Chair		Walter Ramsey	AICP, Clerk
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Received for filing by	Town C	lerk on Date:			
I HEREBY CERTIFY	THAT	NO APPEAL HAS BEEN I	FILED W	TITHIN 20 DAYS FRO	OM THE DATE THAT
THIS DECISION WA	S FILEI	O WITH THE TOWN CLE	RK		
Montague Town Clerk			D	ate	
J					
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Note: Site Plan approval shall expire within two (2) years if a substantial use thereof has not commenced. The approval may be extended by up to two (2) years at request of the applicant. (Montague Zoning Bylaws Section 8.8)

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